

NO: R136

COUNCIL DATE: July 11, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 7, 2022**

FROM: **General Manager, Engineering**

FILE: **E2022-0053**

PROJECT: **S-15854**

SUBJECT: **Acquisition of a Portion of 17325 – 31 Avenue for the Purposes of a Grandview Heights East Sanitary Pump Station Location**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of a portion of the property at 17325 – 31 Avenue (PID 001-727-494) for the future Grandview Heights East Sanitary Pump Station (the “Pump Station”) as illustrated on the attached Appendix “I”.

## BACKGROUND

### Property Description:

The 5,623 m<sup>2</sup> (1.39 acre) panhandled shaped property located at 17325 – 31 Avenue (the “Property”), is illustrated on the map attached to this report as Appendix “I”. The Property is zoned RA (One-Acre Residential Zone) and is located within the North Grandview Heights Neighborhood Concept Plan (“NCP”). The Property is improved with a 161 m<sup>2</sup> single-family dwelling that was constructed circa 1986.

### Zoning, Plan Designations and Land Uses

The Highest and Best Use of the Property is holding for future suburban residential in accordance with the North Grandview Heights NCP.

## DISCUSSION

### Purpose of the Acquisition

City staff have initiated Development Application No. 7922-0102-00 to subdivide the Property in order to accommodate the future location of a Pump Station. A 1,363.8 m<sup>2</sup> (0.337 acre) portion of the Property, illustrated as the Pump Station Lot on the plan attached as Appendix “II”, is the subject of this report. The City’s planned Green Infrastructure Network transverses the subject property, as shown in Appendix “II”, and the pump station design facilitates desired movement of small mammals across the site.

In May 2020, Council approved the final Stage 2 of the Redwood Heights NCP. (also known as “Grandview Height Area #4”), which encompasses approximately 210 hectares. There is currently no community sanitary sewer system supporting the NCP areas. Individual properties are currently serviced by septic fields. To support future residential and commercial growth, a network of sewers and a new pump station are required as illustrated on the map attached as Appendix “III”.

### **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated that is supported by an appraisal completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before

July 29, 2022. Sale completion will take place upon registration of the subdivision at the Land Title Office.

### **Funding for Purchase**

The Finance Department has confirmed that funds for this acquisition are available from the Sewer Capital Budget.

### **SUSTAINABILITY CONSIDERATIONS**

Acquiring the identified portion of the Property supports the objectives of the City’s Sustainability Charter 2.0. In particular, the acquisition relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, and Infrastructure. Specifically, this acquisition supports the following Desired Outcomes (“DOs”).

- Neighbourhoods and Urban Design DO1: Surrey is comprised of distinct and compact neighbourhoods and Town Centres with an engaging public realm;
- All Infrastructure DO1: City facilities and infrastructure systems are well managed, adaptable and long lasting, and are effectively integrated into regional systems;
- All infrastructure DO2: Infrastructure systems to provide safe, reliable and affordable services; and
- All infrastructure DO3: Infrastructure systems are designed to protect human health, preserve environmental integrity, and be adaptable to climate change impacts.

### **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. This acquisition will provide necessary land for the future Grandview Heights East Sanitary Pump Station to support the growth as envisioned in the NCP areas.

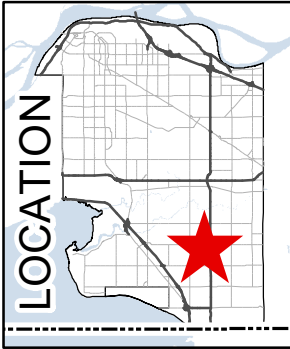
Scott Neuman, P.Eng.  
General Manager, Engineering

Appendix “I” – Aerial Photograph of Site


Appendix “II” – Subdivision Plan

Appendix “III” – Redwood Heights NCP Proposed Sanitary Servicing

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"




### LEGEND

 Subject Property

Produced by GIS Section: 16-May-2022

Date of Aerial Photograph: April 2021

Scale: 1:3,000 

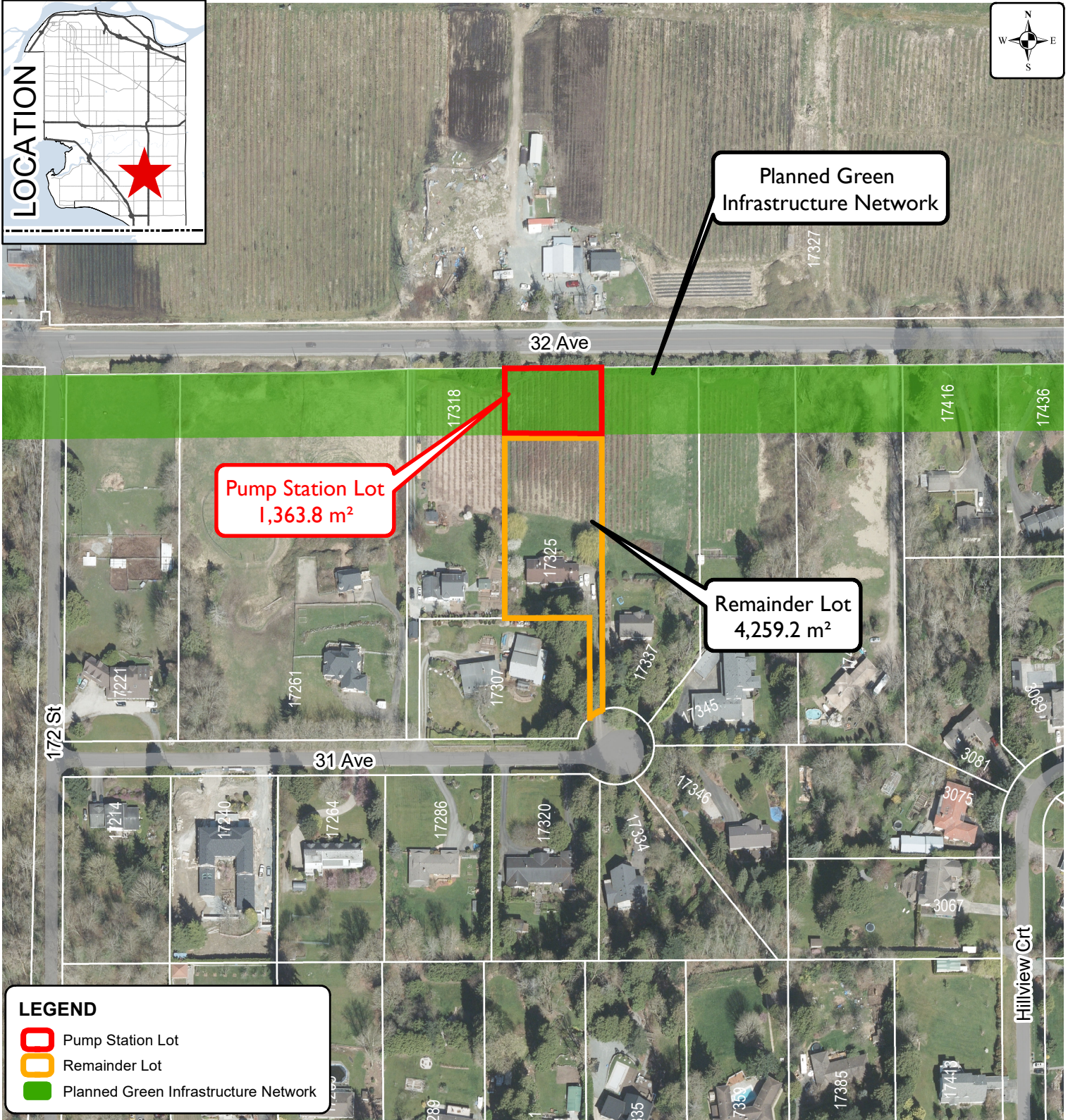
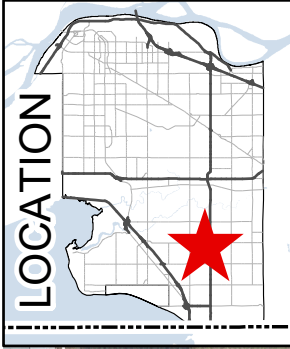


## Subject Property 17325 - 31 Avenue

## ENGINEERING DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

# AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



**LEGEND**

- Pump Station Lot
- Remainder Lot
- Planned Green Infrastructure Network

Produced by GIS Section: 06-Jul-2022

Date of Aerial Photograph: April 2021

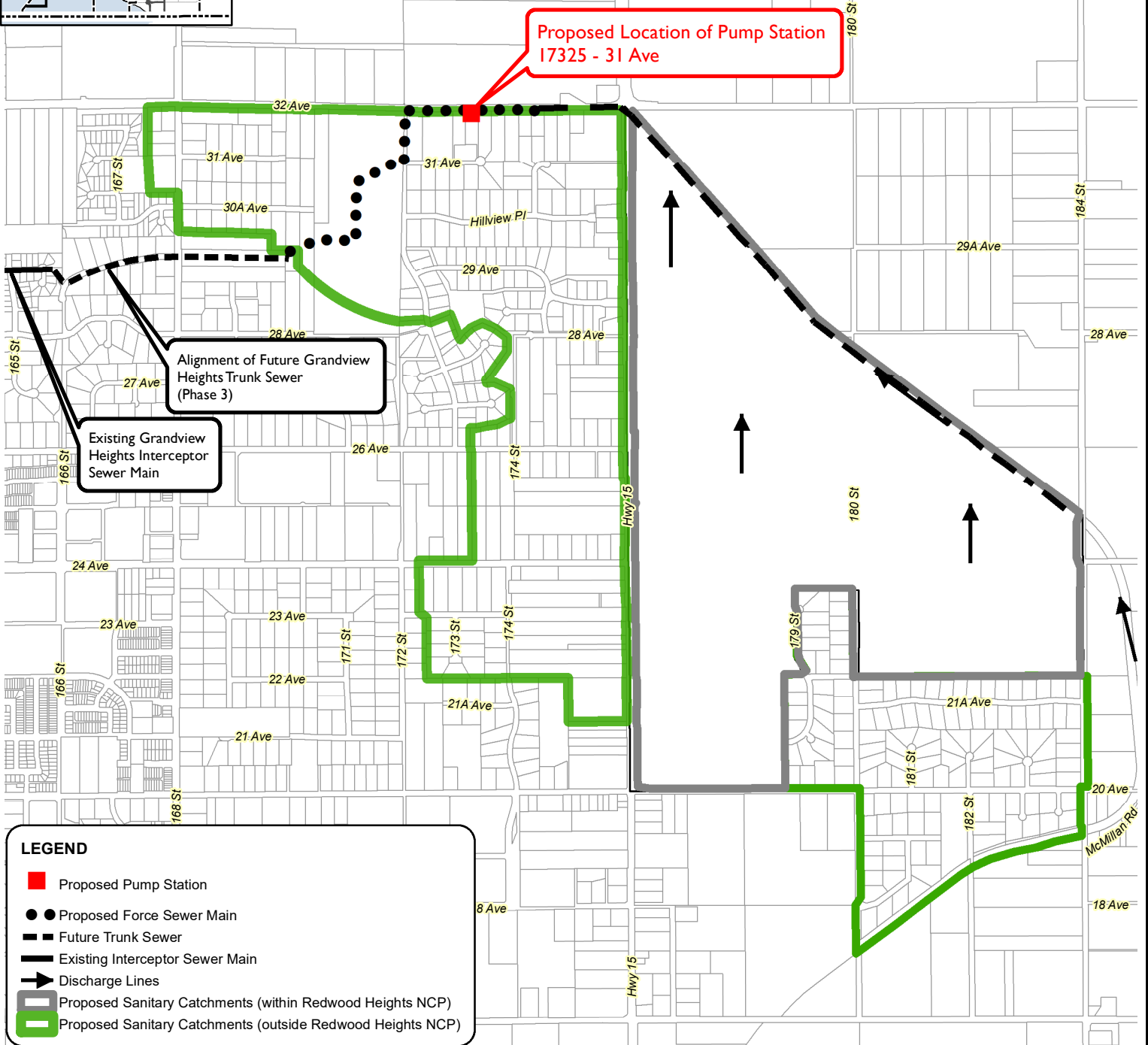
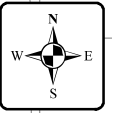
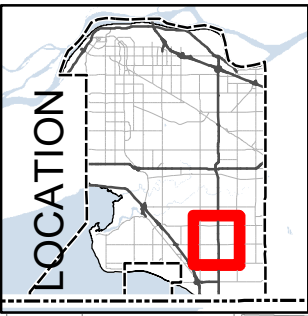
Scale: 1:2,500 0 50 M



## Subdivision Plan 17325 – 31 Ave

ENGINEERING  
DEPARTMENT

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Proposed Location of Pump Station  
17325 - 31 Ave

Alignment of Future Grandview Heights Trunk Sewer (Phase 3)

Existing Grandview Heights Interceptor Sewer Main

**LEGEND**

- Proposed Pump Station
- Proposed Force Sewer Main
- Future Trunk Sewer
- Existing Interceptor Sewer Main
- Discharge Lines
- ▭ Proposed Sanitary Catchments (within Redwood Heights NCP)
- ▭ Proposed Sanitary Catchments (outside Redwood Heights NCP)

Produced by GIS Section: 28-Jun-2022, P205934

Scale: 1:20,000 0 200 M



## Redwood Heights NCP Proposed Sanitary Servicing

## ENGINEERING DEPARTMENT

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Source: G:\MAPPING\GIS\Maps\CorporateReps\Utility\RedwoodHeights\_NCP\_Figures\PS\_rtyRedwoodsNCP\_APIII-v2.mxd